LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A25273EKO84 Price: 532 000 EUR

agency fees to be paid by the seller

RUSTREL, PROVENCE - Beautiful family home, with heated pool, separate studio, land, garages and views







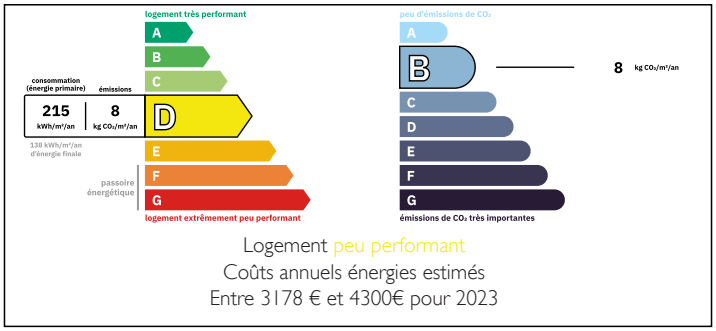








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3178 € et 4300€ pour 2023

INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	192 m2
Plot Size:	2104 m2

IN BRIEF

Here's a dream property in the charming village of Rustrel: a spacious single-storey villa with all modern comforts. A spacious, fully-equipped kitchen opens onto lovely south-facing terraces and a heated swimming pool on one side, and a large living room (42 m2) and dining room on the other.

Altogether there are 4 bedrooms with two bathrooms, offering enough space to accommodate a family, whether as a permanent residence or on vacation. Part of the property can be rented separately as a self-catering cottage for 4 people, with 2 bedrooms, a shower room and a living/kitchen area.
bathroom and separate kitchen/living room.
A spacious 3-car garage and 1100 m2 of building land can be used for a variety of projects.

The property is located in a very quiet environment, close to the village center, offering a tranquil lifestyle

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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NOTES

DESCRIPTION

The house was originally built in 1971, then expanded in 1975 and again in 2009 with the addition of a garage.

Heating is provided by two wood-burning inserts (each 12 kW), supplemented by electric underfloor heating in the kitchen and electric radiators in the bedrooms and the cottage. All windows are equipped with double glazing and an insulation has been added to a part of the exterior wall.

The pool, operating with salt and automatic electrolysis, is heated by solar panels installed on the roof of the house. The telescopic pool cover opens electronically.

The property is fully fenced, and the cottage has its own separate entrance. Outside the house, there are two additional parking spaces, along with an electric gate.

Rustrel is a charming village with approximately 750 inhabitants nestled in the heart of the Luberon, offering an exceptional quality of life. The local bakery provides excellent bread, the grocery store offers a selection of cheeses and charcuterie, and the shaded terraces under the large plane trees create a friendly atmosphere enlivened by the village's vibrant community life.

In addition to amenities such as the bakery/restaurant, grocery store, post office, nursery and primary school, town hall, bistro, auberge and pizzeria, Rustrel also boasts workshops and galleries that enrich the local artistic scene.

Nature takes center stage in this region, with lavender fields, expansive forests, the majestic mountain backdrop, and breathtaking ochre cliffs of the Colorado de Rustrel, that captivate with their incredible colors during every stroll.

For those seeking...